



## PHAP18-00006

**Date:** May 21, 2018  
**Application Type:** Certificate of Appropriateness  
**Property Owner:** Jose Preciado  
**Representative:** Jose Preciado  
**Legal Description:** 129 Government Hill 19 & 20 (6415 sq. ft.), City of El Paso, El Paso County, Texas  
**Historic District:** Austin Terrace  
**Location:** 4705 Caples Circle  
**Representative District:** #2  
**Existing Zoning:** R-4/H (Residential/Historic)  
**Year Built:** 1940  
**Historic Status:** Non-Contributing  
**Request:** Reconsideration of an approved Certificate of Appropriateness for the installation of an air conditioning unit on the roof  
**Application Filed:** 4/16/2018  
**45 Day Expiration:** 5/31/2018

## ITEM #1



**GENERAL INFORMATION:**

The applicant seeks approval for:

Reconsideration of an approved Certificate of Appropriateness for the installation of an air conditioning unit on the roof

**STAFF RECOMMENDATION:**

The Historic Preservation Office recommends APPROVAL WITH A MODIFICATION of the proposed scope of work based on the following recommendations:

*The Design Guidelines for El Paso's Historic Districts, Sites, and Properties recommend the following:*

- *The installation of mechanical equipment, such as air conditioning units, television, radio antennae, satellite dishes, and solar panels often results in a visually cluttered appearance to a building's exterior.*
- *Mechanical equipment should be installed in the least-visibly obtrusive location on the building, preferably at the rear of the building.*
- *In no case should mechanical equipment be installed on a visually prominent point on a roof or where it becomes the most noticeable component of the building.*
- *If a new mechanical system is needed, install it so that it causes the least amount of alteration to the building's exterior facades, historic building fabric, and site features.*
- *Locate new mechanical equipment and utilities, including heating and air-conditioning units, meters, exposed pipes, and fuel tanks, in the most inconspicuous area, usually along a building's rear façade, screened from public view.*
- *It is not appropriate to install mechanical equipment in locations that compromise character-defining roofs or on roof slopes that are prominently visible from the street.*

*The Secretary of the Interior's Standards for Rehabilitation recommend the following:*

- *New construction will not destroy historic materials, features, and spatial relationships that characterize the property.*
- *New construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.*

*The modification is that the unit be relocated to the back yard where it will not be visible from the right-of-way.*

## AERIAL MAP



**COA**

**CERTIFICATE  
OF  
APPROPRIATENESS  
Issued by the El Paso Historic Landmark Commission**

This is to certify that the El Paso Historic Landmark Commission at its regular meeting scheduled on March 19, 2018, *reviewed and approved plans submitted by:*

<b>Property Owner:</b>	<b>Jose Preciado</b>
<b>Location:</b>	<b>4705 Caples Circle</b>
<b>Legal Description:</b>	<b>129 Government Hill 19 &amp; 20 (6415 sq. ft.), City of El Paso, El Paso County, Texas</b>

**For:**

**Certificate of Appropriateness for the installation of an air conditioning unit on the roof with the modifications that the owner move the package unit five feet back from its present location, reconnect the unit and penetration with new return ductwork, install low profile supply ducts elsewhere, and paint any exposed areas seen from the street the same color as the structure**

The Commission finds that the proposed scope of work will not adversely affect the architectural or historical significance of the Austin Terrace Historic District, within which this site is located.

THEREFORE, appropriate building permits may be issued. All construction must conform to existing City Code requirements.

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D.J. Sevigny, Chair  
El Paso Historic Landmark Commission

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Date